

**1923 Mccaskill Drive**  
**Crossfield, Alberta**

**MLS # A2274992**



**\$459,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,361 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		

**Inclusions:** N/A

Brand new 2025 built duplex offering over 1,300 sqft of modern living space with no condo fees, an ideal opportunity for first time buyers, families, or investors looking for long term value. The main floor features 9 ft ceilings, a bright open concept layout, and a highly functional design. The kitchen is finished with quartz countertops, modern cabinetry, and a large central island, flowing seamlessly into the dining and living space. Durable vinyl plank flooring runs throughout the main level. Upstairs includes 3 bedrooms, highlighted by a spacious primary suite with a private ensuite, along with a full bathroom for added convenience. The unfinished basement with separate side entrance offers excellent future development flexibility and added versatility. Additional features include triple pane windows, energy efficient construction, rear lane access, and a detached double garage with ample parking. Located in the growing community of Crossfield, this home offers small town living with quick access to Airdrie and Calgary, close to parks, schools, walking paths, and everyday amenities.